

June 6, 2008

Nick and Dawn Clausen  
[REDACTED]

Sioux Falls, SD 57106

Dear Nick and Dawn Clausen:

Petition No. 2008-05-04

You recently submitted a petition for CONDITIONAL USE PERMIT in the C-2, General Commercial District for multi-family dwellings.

Legal Description: Bennett's 1st Addition, Block 18, Lots 6-8 (except 100' of N1/2)  
Lots 9-10, Minnehaha County

The Planning Commission at a meeting held on Wednesday, June 4, 2008, has **approved** your petition with the following stipulations:

1. The applicant shall bring the rental units up to current City building codes.
2. No expansion in the number of living units is allowed at the subject property until property has met all zoning and building requirements.

Your petition will become effective on Thursday, June 12, 2008, unless appealed in accordance with City ordinances.

Building permits must be obtained before starting any new construction, remodeling, or change in use of existing buildings or property. A complete plan check will be done to make sure all City requirements are met. Contact the Building Services Office at 367-8670.

Sincerely,

Mike Cooper  
Director of Planning and Building Services

cc: City Building Services Files

ITEM 10. 2008-05-04: CONDITIONAL USE PERMIT in the C-2, General Commercial District for multi-family dwellings.

Legal Description: Bennetts 1st Addition, Block 18, Lot 6-8 (except 100' of N1/2) Lots 9-10, Minnehaha County

(302 S. Summit Ave.)

PURPOSE: The applicant is requesting the Conditional Use Permit in the C-2, General Commercial District for multi-family residential within a commercial district.

GENERAL INFORMATION

Applicants and Owners: Nick and Dawn Clausen/Clausen Enterprises  
Size: 0.55 acres  
Existing Land Use: Multi-Family Residential

ANALYSIS

The Applicant's proposal and staffs' comments, as submitted by application and contained in the Planning Commission's information packet, are presented as follows:

- ✓ **Conditional Use Standard:**  
15.59.187 DWELLINGS. Dwellings shall be located in areas where they are compatible with adjacent uses with regard to traffic, size, density and other significant factors.
- ✓ **Conditional Use Plan:** Plans are provided for sufficient clarity to indicate the location, nature and extent of the work proposed:
  - ✓ Paper or Electronic copy, drawn to scale with a north arrow.
  - ✓ Existing and proposed buildings or additions and uses:
  - ✓ Dimensions and total square footage of all buildings: Include height and number of stories
  - ✓ Distance from all building lines to the property lines at the closest points.
  - ✓ Name and location of all adjacent streets, alleys, waterways and other public facilities.
  - ✓ Location and dimension of the parking lots; designate each space, stall and aisle; include access to public right-of-way in accordance with Subdivision Ordinance 15A.07.030.
- **Supplemental information:** The Planning Commission or the City Council may approve additional conditions to be shown on a conditional use plan addendum
  - The subject property has existing multi-family dwellings on it. The applicant is requesting the Conditional Use Permit to meet the zoning ordinance.
  - The subject property is located within the Pettigrew Heights Neighborhood.

- No additional information regarding the condition of the units, parking, landscaping or other zoning compliance information has been provided to staff.
- The subject property lies adjacent (north) to RA-2, Residential District Zoning.

#### RECOMMENDATIONS

Because the application has provided clarity to indicate the location, nature and extent of the work proposed and requires a complete plan check, by zoning and building services, prior to obtaining a building permit, staff recommends **approval** of the conditional use permit with the following conditions:

1. The applicant shall bring the rental units up to current City Building Codes.
2. No expansion in the number of living units is allowed at the subject property until property has met all zoning and building requirements.

☐ Plan Review☐ Building Permit Application

Job Address

302 S. Summit Avenue

Date Received

Owner/Business Name

Mail Address

Zip

Phone

Clauson Enterprises

Lot/Block/Addition

lots 6, 7, 8 (ex E 100' N 1/2 lot 8 & 10' Ea 1/4 AC Alley NW 1/4 1879  
+ 10 Block 18 Bennett's 1st Addition

Class of Work

☐ New B.R.☐ Change of Use☐ Tower/Antenna☐ Alteration/Remodel☐ Fence☐ Repair☐ Nonconforming O.C.☐ Move ☐ Remove☐ Addition☐ Other☐ Foundation☐ ADA Compliance

Existing Use

Land Use Code

Proposed Use

Land Use Code

New Attached Garage/Apt

621

Building Contractor

Clauson

Zip

Phone

HVAC Contractor

Plumbing Contractor

Electrical Contractor

Architect/Engineer

Zoning District

Lot Corner Elevations

☐ See Site Plan ☐ Affidavit

Type of Construction

Historic District Approval

Overlay Districts

Minimum Ground Elevation

☐ See Site Plan ☐ Affidavit

Occupancy Class/Division

Food Service Review

☐ Yes ☐ No

Conditional Use Permit #

Groundwater Control Plan

☐ Slab on Grade

Sprinklers Required

☐ Yes ☐ No

Sidewalks Required

☐ Yes ☐ No

Floodplain Permit #

☐ Foundation Drain. Sys.

Smoke Detectors

Sewer Cap Permit #

Board of Adjustment #

Board of Appeals #

Water Service Meter Size

Required Parking

Building Height

Water Source Prot. Permit

☐ Yes ☐ No

Industrial Sewer Discharge Permit

☐ Yes ☐ No

## City of Sioux Falls Building Permit

No.

This is your permit and receipt when properly validated.

129900

Description of Work:

Install 3" exterior door  
Some Opening (Apt 310 S. Summit)  
Comply with Nordic 4 Order - Hole in Garage  
Separation Wall apt 312 S. Summit 1st  
Install Header & 20 minute door.

Valuation of Work

250

Plan Check Fee

Investigation Fee

Food Service Fee

Building Permit Fee

Total Fee

20

Special Conditions:

I, the undersigned, do hereby affirm; the above statements are true and correct and agree to comply with the provisions of the ordinances of the City of Sioux Falls and the approved plans and specifications accompanying this application. The proposed work is authorized by the owner and authorization to enter the property for inspection purposes is hereby given to authorized representatives of the City of Sioux Falls. I also understand that I must obtain separate electrical, mechanical, and plumbing homeowners permits or contract with Sioux Falls licensed contractors for all electrical, mechanical, and plumbing work. I hereby accept responsibility for the work and required inspections.

☒ Owner☐ Contractor☐ Owner's Representative

Print Name

Signature

Zoning Officer

Inspector

Date Issued

12-23-08

☐ Money Order☐ Credit Card☒ Cash☐ Check #

JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
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## FIELD INSPECTION DIARY

INSPECTION APPROVALS	DATE	INSPECTOR
1 Front Setback Side & Rear Yards Floor Elevations <input type="checkbox"/> 24" Main <input type="checkbox"/> 6" At Grg <input type="checkbox"/> 12" TokUr Grg		
2 Foundation Trenches Piers Inter Footings <input type="checkbox"/> Reinf Steel		
3 Foundation on <input type="checkbox"/> Natural Ground <input type="checkbox"/> Compact Fill <input type="checkbox"/> Special Footing		
4 <input type="checkbox"/> Approved Soils Report <input type="checkbox"/> Foundation Insp'd & OK'd by Soil Engr.		
5 Framing <input type="checkbox"/> Light Gauge Metal <input type="checkbox"/> Concrete <input type="checkbox"/> Wood <input type="checkbox"/> Structural Steel		
6 Fire Protection of Openings <input type="checkbox"/> Doors <input type="checkbox"/> Windows <input type="checkbox"/> Ducts		
7 Exit Enclosures, Corridors, Stairways, Panic Hardware, Signs, Lights, Doors, Glazing		
8 Temporary Occupancy (Describe Below) <input type="checkbox"/> Fire Department OK Notice Received / /		
9 Smoke Detector Installation <input type="checkbox"/> Single Station <input type="checkbox"/> Interlocked <input type="checkbox"/> Supervised		
10 Sidewalks <input type="checkbox"/>		
11 Final Approval—Certificate of Occupancy Issued <input type="checkbox"/> Address	6-30-2009	D. Peter Nicolai

PERMIT EXPIRED: ☐ BY LIMITATION ☐ FOR ABANDONMENT ☐ OTHER: Explain Below

DATE	INSPECTOR	ITEM	ADDITIONAL INSPECTIONS, REMARKS, ETC.
6-30-09	D. Peter Nicolai		A conditional use permit was issued 6-08 to allow the conditional use of the two units in the address.
			Elect insp 2-4-09
			Plumbing insp 5-7-09
			added to the BP was a new window installed in the old opening in unit addressed as 319 South Seminole Ave.

## BUILDING INFORMATION

Built-in Kitchen	<table border="1" style="display: inline-table; border-collapse: collapse;"> <tr><td>B</td><td>1</td><td>2</td><td>3</td></tr> <tr><td>B</td><td>1</td><td>2</td><td>3</td></tr> <tr><td>B</td><td>1</td><td>2</td><td>3</td></tr> <tr><td>B</td><td>1</td><td>2</td><td>3</td></tr> </table>	B	1	2	3	B	1	2	3	B	1	2	3	B	1	2	3	Usable Fireplaces/Wood Stoves: _____	
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Full Bath	<table border="1" style="display: inline-table; border-collapse: collapse;"> <tr><td>B</td><td>1</td><td>2</td><td>3</td></tr> </table>	B	1	2	3	Amount of Basement Finished: _____													
B	1	2	3																
¾ Bath	<table border="1" style="display: inline-table; border-collapse: collapse;"> <tr><td>B</td><td>1</td><td>2</td><td>3</td></tr> </table>	B	1	2	3														
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B	1	2	3																
COMMENTS:																			

ADDRESS

OWNER/BUSINESS NAME

PERMIT NO.  
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